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44933 Fern Avenue, Lancaster, California 93534

## **A G E N D A R E C A P**

### **LANCASTER PLANNING COMMISSION REGULAR MEETING**

**Monday  
November 16, 2009  
6:00 p.m.  
Council Chambers - Lancaster City Hall**

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, November 6, 2009, at the entrance to the Lancaster City Hall Council Chambers

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#### **AGENDA REVIEW**

Monday, November 9, 2009  
5:30 P.M.  
Planning Conference Room – Large

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#### **MEETING ASSISTANCE INFORMATION**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department at (661) 723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification (3) business days prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

#### **AGENDA ADDENDUM INFORMATION**

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the Planning Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the Planning Department at (661) 723-6100.

**CALL TO ORDER**

**INVOCATION**

Pastor John Meadors, Christian Life Assembly.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC BUSINESS FROM THE FLOOR**

If an individual is unable to stay through the entire meeting due to extenuating circumstances, a total of ten (10) minutes is provided at this time during which input may be given regarding agenda items. Individual speakers are limited to two (2) minutes each.

Any person who would like to address the Planning Commission on any agenda item is requested to complete a speaker card for the Recording Secretary, and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Planning Commission at the time such item is discussed by the Planning Commission. Speaker cards are available at the rear of the Council Chambers. **Individual speakers are limited to three (3) minutes each.**

**UNCONTESTED PUBLIC HEARING**

The oral staff report will not be presented if: 1) no one in the audience wishes to speak in opposition to the item to be heard; 2) the applicant has reviewed the staff report and agrees to abide by the conditions recommended in the report; and 3) the members of the Commission wish to waive the staff report. The Chairman will then entertain a motion to act on the item.

**CONSENT CALENDAR**

**1. APPROVAL OF MINUTES**

Minutes from the Regular Meeting of October 19, 2009.

**APPROVED (6-0-0-1) (ABSENT: Malhi)**

**CONTINUED PUBLIC HEARING**

**2. Tentative Tract Map No. 67591**  
**APPROVED (6-0-0-1) (ABSENT: Malhi)**

Applicant: Parviz Davani

Location: 4.70± gross acres located on the northeast corner of future Avenue M-14 and 45th Street West

Request: A subdivision for 7 single family lots in the SRR Zone

Recommendation: Adopt Resolution No. 09-29 approving Tentative Tract Map No. 67591

**NEW PUBLIC HEARINGS**

**3. One-Year Extensions**

**a. Conditional Use Permit No. 05-19**  
**APPROVED (6-0-0-1) (ABSENT: Malhi)**

Applicant: Investment Concepts, Inc.

Location: 3.38± acres located on the west side of 20<sup>th</sup> Street West approximately 370 feet north of Avenue K

Request: Construction of an 118,104 square-foot self-storage facility; consisting of four buildings of varying sizes and an apartment for an on-site manager in the CPD Zone

Recommendation: Grant a one-year extension to October 16, 2010, based on the findings contained in the staff report and subject to modified Condition No. 3 and added condition Nos. 22-23, and all other previously approved conditions

**4. Conditional Use Permit No. 09-06**  
**APPROVED (6-0-0-1) (ABSENT: Malhi) To continue to the regular meeting of December 21, 2009.**

Applicant: Insite Development, Inc.

Location: 45024 10th Street West Suite 103

Request: A Conditional Use Permit for an incidental off-sale alcoholic beverage establishment (Alcohol Beverage Control Type 20, Off-Sale Beer and Wine) in a 1,620 square-foot convenience market

Recommendation: Adopt Resolution No. 09-31 approving Conditional Use Permit No. 09-06

**5. Conditional Use Permit No. 09-07**  
**APPROVED (6-0-0-1) (ABSENT: Malhi)**

Applicant: Vintages Wine Room at the Lofts Gallery

Location: 661 West Lancaster Boulevard

Request: A Conditional Use Permit to incorporate into the Arbor Loft's Art Gallery a wine room that would offer wine tasting and wine sales in SP 08-01 (Downtown Lancaster Specific Plan); the required alcohol license would be a Type 20 (off-sale beer-and-wine to purchase) and a Type 42 (on-sale beer-and-wine wine tasting)

Recommendation: Adopt Resolution No. 09-32 approving Conditional Use Permit No. 09-07

**6. Conditional Use Permit No. 09-10**  
**APPROVED (6-0-0-1) (ABSENT: Malhi)**

Applicant: The Rusten House LLC

Location: 43953 15th Street West

Request: A Conditional Use Permit for on-site sale and consumption of alcohol (Type 47, sale of beer, wine and distilled spirits for a bona fide restaurant) for the The Rusten House

Recommendation: Adopt Resolution No. 09-32 approving Conditional Use Permit No. 09-07

**7. Tentative Tract Map No. 61246**  
**APPROVED (6-0-0-1) (ABSENT: Malhi) – Map Denied**

Applicant: Royal Investment Group

Location: 40± gross acres located on the northeast corner of 40<sup>th</sup> Street East and Avenue J-8

Request: A subdivision for 131 single family lots in the R-7,000 and O Zones

Recommendation: Adopt Resolution No. 09-33 denying Tentative Tract Map No. 61246

**NEW BUSINESS**

**8. Initiate Zoning Ordinance Modification**  
**APPROVED (6-0-0-1) (ABSENT: Malhi)**

Applicant: Planning Department

Location: City-wide

Request: Initiate Zoning Ordinance modification

Recommendation: Initiate Zoning Ordinance modification to allow small scale wind turbines in the commercial and industrial zones, and allow solar power plants in rural residential zones subject to a conditional use permit

**9. Review of the Design Guidelines**

**DIRECTOR'S ANNOUNCEMENTS**

**COMMISSION AGENDA**

Discussion on the schedule of zoning consistency with General Plan.

**PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS**

This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under State legislation, no action can be taken on non-agenda items. Members of the public should be aware of this when addressing the Commission regarding items not specifically referenced on the agenda. Please complete a speaker card for the Recording Secretary. **Individual speakers are limited to three (3) minutes each.**

**ADJOURNMENT**

The meeting is adjourned to Monday, December 14, 2009, at 5:30 p.m., in the Planning Large Conference Room, City Hall.